

PLANNING & ZONING

May 19, 2014

7:00 p.m.

Council/Commission Members Present: John Stark (Chairman), Jesse Sharp, Shannon Rasmussen, Mike Norman, Alyssa Petersen (recorder)

Townspeople Present: Mayor Karen Rinderkencht, Spencer Winn (Council Member), Vic Little (Council Member), Jon Petersen, Jon Anderson, Jaron Anderson, Eric Andrus, JennaVee Wolf, Steve Woolf, Chad Jensen, Codie Nelson, Nathan Nelson, Justin Murphy, Travis Sparks, Micheal Burton (Sierra Homes)

Public Hearing: John opened the Public Hearing.

John explained that the Public Hearing was to receive public input on three different Ordinance changes.

He first explained the changes to Chapter 10. Administration, 10-5 Areas Annexed. He then asked if there were any questions. Steve Woolf asked about if someone wanted to build but there wasn't any water. John explained that the developer would be responsible to provide a tank, pump, water system, etc. Jesse Sharp explained some water requirements set by the State. Jon Anderson asked about water at 9500 S. The Commission told him there was already water on 9500 south.

Shannon explained the changes to the Boundary Line Adjustment fee. Eric Andrus asked why there was a fee charged for a lot line adjustment. The Commission explained that the application for a boundary line adjustment went to the Town Engineer before it went it came to the Planning Commission and the Town was then billed for the Engineers review and also that there were some administrative fees associated with the lot line adjustment.

John went over the changes to the Boundary Line Adjustment. He explained what creates a restricted lot and why. Steve asked what a "dwelling" was considered. The Commission answered that "home" was considered a dwelling. Eric Andrus asked why both lots would be restricted if someone knowingly broke off a piece of property and made a restricted lot, even if the remained piece was a conforming size. Shannon told him it was to deter people from creating restricted lots. John explained that a person could have a large lot and build a home on it, then break the home off the rest of the lot and sell the remainder piece then another home could be built on the remainder piece and the small section around the home broke off and you could sell a big chunk again as long as it was 1.25 acres. People were doing this and the piece of land the home sat on would be smaller than the required 1.25 acres which would change the density of a block. Restricting both pieces of property deterred people from doing this and having homes on

small lots around Town. Mayor Rinderknecht asked the Commission if they had looked to see exactly how many homes this change would potentially affect, the Commission has not looked to see how many would be affected.

Adjourn: Jesse made a motion to close the Public Hearing portion of the meeting. Shannon seconded that motion, all in favor. Public Hearing closes at 7:46 p.m.

Approve previous meeting minutes: The minutes of April 28, 2016 were emailed to all the Council members previous to the meeting.

Motion: Jesse Sharp made a motion to approve the minutes,

Seconded: Shannon seconded that motion,

All in favor: All in favor.

Visionary Homes/Hildebrant-New Home-185 E. 9400 S.- The Commission went over the paperwork turned in with the application. The setbacks looked good. There was proof of secondary water shares, and a septic plan. The only concern they had was that the address listed on the application was not the same one that had been recorded with the County when the Heritage Subdivision was recorded. So they asked that the applicant use the address recorded.

Motion: Shannon Rasmussen

Seconded: Jesse Sharp

All in favor: All in favor, motion passes.

Sierra Homes/Murphy- New Home- 230 E. 9100 S. – The Commission went over the application. Justin Murphy brought the septic plan to the meeting. The Commission went over water shares, setbacks, and the septic plan.

Motion: Jesse Sharp

Seconded: Shannon Rasmussen

All in favor: All in favor, motion passes.

Chad Jensen-Shed-280 E. 9000 S. – Chad turned in a completed application including water shares, plans and site plan showing that septic wasn't affected. The Commission discussed the length, width, and height of the shed to make sure it met the setbacks.

Motion: Shannon Rasmussen

Seconded: Jesse Sharp

All in favor: All in favor, motion passes.

David Little-Lot Line Adjustment- 85 W. 8800 S.-

The Commission went over the application submitted to a Lot Line Adjustment. After looking at the application and supporting documentation, the Commission felt that there was no way they could approve the Lot Line Adjustment. John Stark explained that even though the new lot would be 1.25 acres, it wouldn't meet the Town's current dimension requirements. They discussed the option of submitting an application with the Board of Adjustments for a Variance with Mr. Little.

Kennel License Discussion: The Commission continued their discussion on changes they would like to make to the Dog Kennel Ordinance. They want to remove any parts that are repetitive within the Ordinance. Travis Sparks attended the meeting and brought up that the Kennel Ordinance is one-sided and there are no regulations for cats which he feels cause as many problems as dogs in Town. John will add the things that have been discussed to the Kennel Ordinance and cross out the things the Commission would like to see removed then send it to Alyssa who can then send to all the Commission members.

Adjourn:

Shannon made a motion to adjourn, Jesse seconded that motion, all in favor. Meeting adjourns at 8:53 p.m.